

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: August 27, 2015

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Scott Kozak, Commissioner
April Goshe, Commissioner
Patrick Lytle, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson O'Donnell called the meeting to order at 7:03 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, absent; April Goshe, present; Patrick Lytle, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 15-10: 516 S. Cook -- Final Details

Owner: Rob Johnson
535 S. Cook Street
Barrington, Illinois 60010

Architect: Steve Klumpp
Ar-K-Teks
300 N. 11th Street
Wheeling, IL 60090

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure (detached garage) in the Historic Preservation Overlay District. The Petitioner is proposing to remove the one-story wing on the rear of the structure and construct a new side/rear addition, remove the existing enclosed front porch and construct a new wraparound front porch. The Petitioner is also proposing to demolish the existing noncontributing detached garage and construct a new detached garage. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 9,528 square feet.

Chairperson O'Donnell said he is willing to accept Staff's findings as his own.

Ms. Tennant said that the petitioner has addressed all of the Commission's concerns.

Commissioner Plummer asked if shutters would be installed on all sides of the home.

Mr. Rob Johnson, property owner, said only on three sides. They will not put them on the back. They also removed a dormer over main part of the addition.

Vice-Chairperson Coath said the flat section isn't described on the elevation. It is not just a low slope, he is looking for a real flat portion.

Commissioner Lytle thinks it would help the ridge height.

After discussion, Ms. Tennant confirmed that the condition is that this section of the roof is flat and the recommendation is to use a membrane with a metal drip edge.

Vice-Chairperson Coath said on the column on the north elevation, they have drawn the lintel out to the edge of the capital cap. The neck of the porch columns must be flush with the face of the lintel. This detail must be shown on the permit plans. The notes on the window trim say match existing, but the dimensions don't match existing, so it is misleading as to what that casing is. On the garage elevations it looks like the casing is left off. There is no casing on the dormer window either.

Ms. Tennant will require the permit a revised dimension that is measured in the field. She will need the plans revised because the inspectors will also be looking at them. The garage should match the house casing details.

Commissioner Plummer motioned to accept the final details with the conditions as follows:

1. The original siding and all other original exterior trim detailing must be retained and restored. Limited replacement where siding/trim is beyond repair will be permitted. All replacement material must match the original material and profile.
2. The original bay window on the north elevation must be relocated to the east elevation of the addition and reuse as much original material as possible. Any material that cannot be salvaged shall be replaced with the same material and profile as the original. The windows in the bay must be retained, restored and reused in the relocated bay.
3. All new window trim must match the original/existing window trim. The dimensions of the original/existing window trim shown on the plans does not appear to accurately represent the dimensions of the original/existing window trim. These dimensions must be eliminated from the permit plans and the plans must indicate that all new window trim must match the exact material, profile and dimensions of the original/existing window trim.
4. The neck of the porch columns must be flush with the face of the lintel.
5. The ridge of the addition must be modified from a 3/12 pitch to a flat roof section (1/4" = 1'-0" pitch). The ARC strongly recommends using a membrane with a metal drip edge to accomplish the flat roof section.
6. The final plans do not show any casing on the garage dormer window, around the overhead garage door or around the garage service door. Appropriate casings to match the primary structure must be added.
7. The shutters must be installed so that the window casings are covered by the shutters when the shutters are closed. All shutters must be sized to fit the window opening when closed.

All details and information must be shown on the permit plans.

Commissioner Kozak seconded the motion.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Goshe, yes; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6 - 0. The motion carried.

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Approval of Minutes

July 9, 2015

Commissioner Kozak made a motion to approve July 9, 2015 meeting minutes, as amended. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

August 13, 2015

Commissioner Plummer made a motion to approve the August 13, 2015 meeting minutes, Commissioner Goshe seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Ms. Tennant said that the inspection on Coolidge has not been scheduled.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 7:30 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

September 10, 2015